

RESIDENTIAL PROPERTY RECORD CARD

Situs: 48 MATTHEW ST

Map ID: 083750020

CITY OF SPRINGFIELD

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

Current Owner

MEDINA IRMA

48 MATTHEW ST

SPRINGFIELD

MA 01128

General Information

Living Units	1
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Neighborhood 1352

Alternate Id

Vol/Pg

District	COS
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Zoning	R6
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Class	RESIDENTIAL
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Land Information

Type	Size	Influence Factors	Influence %	Value
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PRIMARY SQUARE FOOT	15,571	57,230
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Total Acres: 0.3575

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	57,200	57,200	57,200	0	57,200
Building	133,500	148,900	148,200	0	148,900
Total	190,700	206,100	205,400	0	206,100

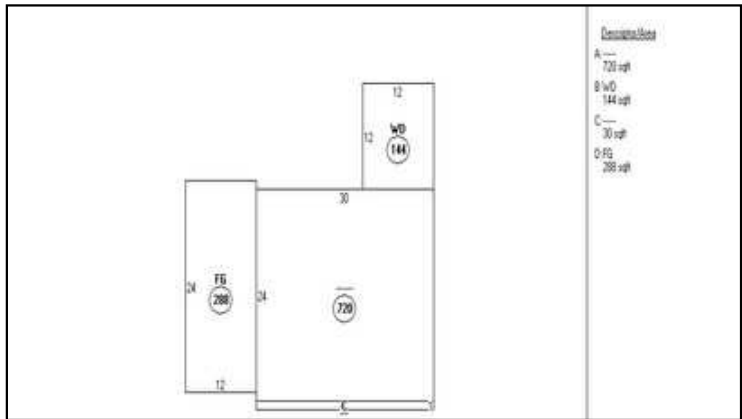
Value Flag MARKET APPROACH



Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-10-01	195,000	LAND + BLDG	19473/565	MEDINA IRMA	CARTER ROY H & MELANIE
1991-01-11	131,500	LAND + BLDG	07623/0011	CARTER ROY H & MELANIE	AMERICAN CLASSICS INC

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Dwelling Information			
Style	COLONIAL NEW	Year Built	1990
Story height	2.00	Eff Year Built	0
Attic	NONE	Ground Floor Area	720
Exterior Walls	ALUM/VINYL	Amenities	
Masonry Trim		Total Living Area	1,470
Color	NATURAL		
Basement			
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	A/C	Stacks	0
Fuel Type	GAS	Openings	0
System Type	HOT WATER	Pre-Fab	0
Room Detail			
Bedrooms	3	Full Baths	1
Family Rooms	0	Half Baths	1
Kitchens		Extra Fixtures	0
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
Adjustments			
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
Grade & Depreciation			
Grade	C+	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	GOOD	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
052700009	2013-10-09	223,000	1,776	6	1969	C+
095101011	2013-06-04	172,000	1,684	5	1946	C+
055490029	2014-12-05	177,500	1,470	6	1979	C+
001630058	2014-02-25	235,000	1,956	6	1971	C+
114080090	2014-11-17	180,300	1,536	6	1978	C